032.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,600 / 714,600
					USE VALUE:	714,600 / 714,600
					ASSESSED:	714,600 / 714,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRISPIN MICHAEL & JESSICA
Owner 2:	
Owner 3:	
Street 1:	272 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY MAE LING -
Owner 2:	-
Street 1:	272 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Asbestos Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	281,700	900	432,000	714,600
Total Card	0.138	281,700	900	432,000	714,600
Total Parcel	0.138	281,700	900	432,000	714,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.28 /Parcel: 378.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22255

GIS Ref

GIS Ref

Insp Date 11/07/18

!2664!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 032.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,700	900	6,000.	432,000	714,600		Year end	12/23/2021
2021	101	FV	273,400	900	6,000.	432,000	706,300		Year End Roll	12/10/2020
2020	101	FV	273,900	900	6,000.	432,000	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	230,600	0	6,000.	459,000	689,600	689,600	Year End Roll	1/3/2019
2018	101	FV	230,600	0	6,000.	334,800	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	230,600	0	6,000.	291,600	522,200	522,200	Year End Roll	1/3/2017
2016	101	FV	230,600	0	6,000.	248,400	479,000	479,000	Year End	1/4/2016
2015	101	FV	218,200	0	6,000.	243,000	461,200	461,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:50:22

LAST REV

Date	Time
09/20/19	09:10:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2664

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY MAE LI	53938-383		12/2/2009		400,000	No	No		
DOHERTY DANIEL-	49565-49		6/6/2007	Family	1	No	No		
	18248-282		6/1/1987		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	22255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2014	639	Dormers	37,000					
10/12/2010	2121	Manual	2,500					NEW DOORS
9/5/1995	507	Manual	2,500					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
4/3/2009	Meas/Inspect	163	PATRIOT
4/14/2000	Meas/Inspect	197	PATRIOT
8/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					432,000						432,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33115470
Const Adj.:	0.92541403
Adj $ / SQ:	166.302
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382795
Depreciation:	101058
Depreciated Total:	281737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

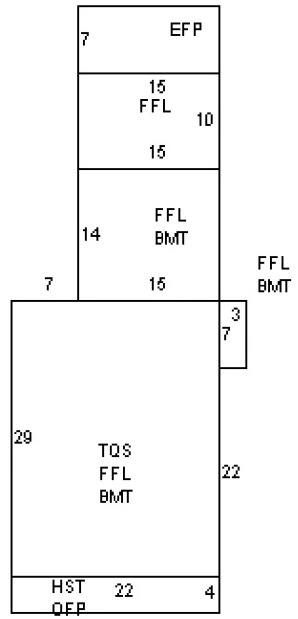
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.30
Special Features:	0	Val/Su Net:	108.18
Final Total:	281700	Val/Su SzAd	182.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,019	166.300	169,462
BMT	Basement	869	56.280	48,904
TQS	3/4 Story	479	166.300	79,576
EFP	Enclos Porch	105	49.190	5,165
OFP	Open Porch	88	32.620	2,871
HST	Half Story	44	166.300	7,317

Net Sketched Area:	2,604	Total:	313,295
Size Ad 1541.5	Gross Area 2807	FinArea	1889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 032.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	2016	3.71	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900